

Comprehensive Plan Implementation Committee Minutes

Monday, June 14, 2010

Members Present: B. Taylor, R. Brooks, D. Chipman, and C. Hall

Members Absent: L. Huntington

Also Present: C. Tukey, Town Planner

1. The meeting was called to order at 2:05 pm.
2. B. Taylor motioned to approve the May 24, 2010 minutes as written. C. Hall seconded. Vote: 3-0
3. Old Business
 - a. Review Outcome of Community Forum - The committee discussed the outcome of the community forum that was held on June 2, 2010. The committee felt that the forum went well and commented that the time to discuss issues and explain their criteria was limited.
4. New Business
 - a. Refine Selection of Village Areas - The committee discussed two additional selection criteria that were mentioned at the community forum:
 - i. Distance from existing goods & services (Brunswick) – The committee decided after much discussion that each side of this criterion had equal value.
 - ii. Proximity to each other – The committee decided that this would be a second order criterion.
 - b. Begin Refinement of Village Area Boundaries - The committee discussed and selected 9 criteria for selection of the boundaries of the village areas. They are:
 1. ¼ to ½ mile walkability
 2. Follow parcel lines
 3. Not necessarily avoiding focus areas
 4. Avoid natural constraints i.e. wetlands, ponds, steep slopes
 5. Do not encourage growth along the shoreline, but allow shoreland zone in the village
 6. Avoid conserved areas unless public access is allowed
 7. Existing category of shoreland zone to be considered (preserve/protect marine type uses)
 8. Existing/proposed uses (Existence of amenities)
 9. Avoid opponents parcels (unless they are in the middle of the proposed village area)

The committee then began discussing boundary lines at the end of Harpswell Neck in the area of the school and decided to choose midpoint and beginning/endpoints for the boundaries. The following midpoints were selected for parcel map creation and more complete discussion at the next meeting:

1. West Harpswell/Ash Point/South Harpswell - West Harpswell School
2. Harpswell Center - Old Town Meeting House
3. Town District - Town Hall from Wine Shop and Catholic Church (as placeholders)
4. Cundy's Harbor - Middle of existing village area in Cundy's Harbor (to be reviewed later)

The following beginning/endpoints were selected for parcel map creation and more complete discussion at the next meeting:

1. Mitchell Field - Fire Station near Mitchell Field and Post Office

- c. Consider Additional June Meeting Date – The committee decided that a third meeting for June is necessary to keep the project on schedule. Therefore, the next meeting will be held on Monday June 21, 2010 @2:00 pm as well as the following Monday, June 28, 2010 @ 2:00 pm.

The meeting was adjourned at 5:10pm.